



City of Miami Gardens- Planned Developments Schedule, April 2010

Map ID	Project Name *	Location	Folio No.	Type of Use	Zoning	Bldg. S.F./Units	Land Acerage	Status
1	Legacy Pointe- Sola Bella	Between NW 5th Ave & NW 7th Ave; South of NW 175th St.	34-2112-044-0001	Townhome	RU-4M/RU-4L	284 units	13	Stopped construction
2	Home Depot	NW 199th St & NW 27th Ave.	34-2103-031-0010	Retail	BU-2	104,886 sq.ft.	14	Plat approved
3	Emerald Place	Southeast of N.W. 27th Ave. & N.W. 191st St.	34-2103-001-0710,	Mixed Use	RU-4L	636 units	64	Outparcels (3); 1 Outparcel ASPR approved; some site work done
4	Elderly Housing at Emerald Place (Pelican Cove)	Southeast of N.W. 27th Ave. & N.W. 191st St.	34-2103-001-0710	Apartments	RU-4L	110	4	Plat approved
5	Miami Gardens Town Center Zone	Properties around Miami Gardens Drive (NW 183rd Street) and NW 27th Avenue	N/A	Various	TCZD	N/A	112	Approved State Housing Finance forms; Requires hearing and replatting
6	Dolphin Center North DRI	2269 NW 199th St.	34-1134-011-0010	Stadium	BU-2	50,000 seats	208	Master Plan and Zoning adopted
7	Commons	20000 N.W. 27th Ave.	34-1133-003-0010	Townhome	BU-1A/RU-4L	154 units	8	No known additional expansion plans
8	Andover Park Village	20700 NW 2nd Ave.	34-1136-056-0010; 34-1133-003-0130	Mixed Use	PAD	340 units	4	Stopped construction; code leins
9	Coconut Cay- D.R. Horton	NW 207th St. and NW 7th Ave.	Various	Single Family	RU-1	543 units	107	Zoning approved
10	Majorca Isles	NW 215th St. & NW 13th Ct.	34-1135-028-0020; 34-1135-034-0010	Townhomes	PAD	87 units	7	Demolition underway, Building Permit pending approval
11	Willow Lake Townhomes	NW 202nd Ter. and NW 2nd Ave	34-1136-041-0010; 34-1136-041-0020; 34-1136-000-0040; 34-1136-000-0050	Townhomes	RU-4M; RU-4L	121 units	8	Subject to existing phase stormwater approval and CDD expansion
12	Mercedes Benz Dealership	SE Corner of N.W 167th St. & N.W. 13th Ave.	34-2114-007-0010; 34-2114-007-0080	Commercial	IU-1	97,300 sq.ft.	12	Processed State Financing forms 2009
13	Toledo	West of NW 25th Ave. & South of NW 177th St.	34-2110-002-0110	Townhome	RU-2	16 units	1	Remaining lots
14	Alchemy	NW 47th Ave. & NW 167th St.	34-2117-002-0070	Townhome	RU-2	16 units	1	May be revised for elderly housing instead of townhouse requiring hearing; plat being processed
15	St. Monica Church Elderly	3490 NW 191st St.	34-2104-001-0312	Elderly Housing	PAD	86 units	9	Nearing completion
16	Calder Race Course Casino	21001 NW 27th Ave.	34-1134-000-0010	Race Course/Casino	AU	104,245 sq.ft	204	Under construction
17	Warren Henry Dealership	17650 NW 2nd Ave.	34-2112-000-0080; 34-2112-000-0171	Commercial	BU-1A	364,271sq.ft.	15	ASPR approved; preparing final plat; City owns land
18	South Florida Educational Federal Credit Union	18975 N.W. 2nd Ave.	34-2101-004-0650	Commercial	BU-2	2,337 sq.ft	1	Under construction
19	Lakeside Point Townhomes	16855 NW 14th Ave.	34-2111-031-0530	Townhomes	RU-TH	52 units	3	Being completed near City Hall
20	Stadium Corners	NW Corner of NW 27th Ave. & NW 191st St.	34-2104-001-0010	Commercial	BU-1A	10,799 sq.ft.	3	Last building per lease agent
21	Palmetto Gardens Village	NW Corner of NW 37th Ave. & NW 167th St.	34-2108-004-0110; 34-2108-004-0120; 34-2108-004-0121; 34-2108-004-0130	Commercial	BU-1A	107,647 sq.ft.	7	Under construction
22	Playa Plaza (1 Outparcel)	East of NW 27th Ave. and North of NW 191 St.	34-2103-031-0020, 34-2103-031-0030, 34-2103-031-0040,	Retail	BU-2	5,000 sq. ft.	1.66 of total 18.6	Outparcels (3); 1 Outparcel ASPR approved; some site work done
23	Miami Gardens Community Center - City	3000 NW 199th St.	34-2104-001-0030	Community Center	RU-5A, BU-1	50,170 sq.ft.	24	Under Construction
24	JPM Centre at Miami Gardens Drive	4055 NW 183rd St.	34-2105-017-0010, 34-2105-001-0550	Mixed Use with 3,000 seat auditorium	BU-1A	136,000 sq. ft.	11.84	Rezoning approved
25	Florida Memorial University - Dorms (3)	NW 42nd Ave.	34-2117-001-0010	Dormitories	RU-3, RU-2	500 dorms	50	Under permitting
26	Florida Memorial University - Future Dorms	NW 42nd Ave.	34-2117-001-0010	Dormitories	RU-3, RU-2	500 dorms	50	Proposed
27	Florida International Academy School - Phase 1	NW 183rd St.	34-2104-001-0510	Office - School	BU-1A	31,757 sq.ft.	3	Zoning approved
28	Florida International Academy School - Phase 2	NW 183rd St.	34-2104-001-0510	Office - School	BU-1A	21,406 sq.ft.	3	Based on additional enrollment
29	Auto Zone	SW Corner of NW 199th Street and NW 37th Avenue	34-2105-023-0020	Commercial	BU-1A	13,100 sq. ft.	0.57	Plans reviewed

* Projects are approved unless otherwise noted as "proposed rezoning."